

Community Solar Zoning Text Amendment

Introduction

Carroll County Planning & Zoning Commission
January 19, 2021



Background

Background

- ☀️ 2015 Maryland adopted community solar pilot program
- ☀️ 2018 EAC report
- ☀️ 2019 EAC public outreach brochure



EAC Community Solar Webpage:



<https://www.carrollcountymd.gov/government/boards-commissions/environmental-advisory-council/solar/community-solar/>



Process



BCC Direction – Spring 2020

Stakeholder Outreach & Feedback → thru Nov 2020

BCC Direction – Fall 2020

Public Outreach

Planning Commission →
Review & Recommendation

BCC review & possibly
proceed to public hearing



What is Community Solar?

- ☀️ A solar energy generating system from which electricity is shared by more than one household or customer *[Public Utilities Article, 7-306.2, Annotated Code of Maryland]*
- ☀️ Purpose → Share solar power benefits even if not on own property



Community Solar Pilot Program

Maryland definition...

- ☀ 2 or more subscribers
- ☀ Connected to grid
- ☀ Same electric service territory
- ☀ Power generated reduces subscriber electric bill
- ☀ $\leq 2\text{MW}$ per CSEGS
- ☀ Owned by subscriber organization
 - Utility
 - Non-profit
 - Municipal government
 - Anyone
- ☀ Statewide cap = 414MW



Desired Outcomes

Balance...

- ☀ Increase access to solar
- ☀ Minimize farmland impacts
- ☀ Mitigate concerns
- ☀ Co-locate with agricultural use to offer co-benefits



Proposed Concepts

☀ Definition → MD State Law (as of Jul 2020)

☀ Location

- Agricultural District
- Principal Permitted Use
- Existing remaining portions 5 or greater

☀ Land

- Permanent easement required on land remaining (details TBD)



What is a Remaining Portion?

- ☀️ Carroll County Zoning Regulations §158.002 *“In the A District, the land remaining after residential subdivision lots have been created from a legally established parcel of land through the subdivision process.”*
- ☀️ Permitted Uses → Those uses permitted in the “A” District.



Suitability

☀ Determined by solar developer

- Proximity to lines
- Capacity of lines
- Site constraints (slopes, sun exposure, natural resources, etc.)
- Cost
- PSC + Utility Approval

☀ State Policy

- Cannot adjoin another solar project or cross parcel lines
- Cannot subdivide to build more if subdivided w/i past 5 years
- Max 2 MW capacity



Proposed Concepts (continued)

- ☀ Site Plan Required
- ☀ Environmental Resources
- ☀ Bulk & Height
- ☀ Project Infrastructure
- ☀ Abandonment & Decommissioning



Proposed Concepts (continued)

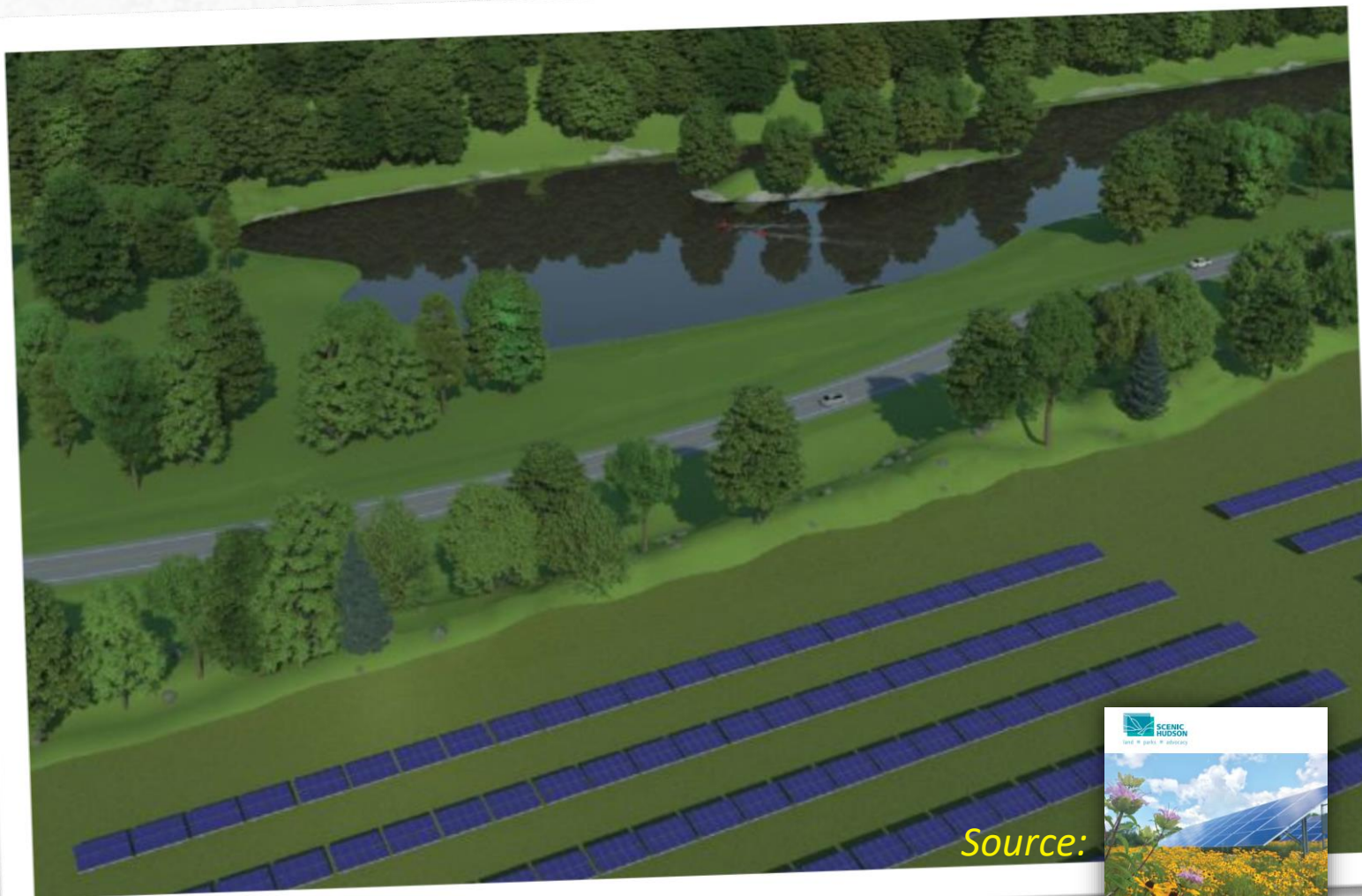
☀ Agriculture Co-Location





Proposed Concepts (continued)

☀ Agriculture Co-Location



Source:





Information & Feedback



<https://www.carrollcountymd.gov/government/directory/land-resource-management/zoning-administration/community-solar-zoning-text-amendment/>

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